



**Notice of Availability of a Draft Program  
Environmental Impact Report for the City of Santee  
Housing Element Rezone Program Implementation  
SCH# 2021100263**

NOTICE IS HEREBY GIVEN that in accordance with the California Environmental Quality Act (CEQA) the City of Santee has prepared a Draft Program Environmental Impact Report (DPEIR) for the Housing Element Rezone Program Implementation (Project).

**Project Location:** The proposed Project is located within the City of Santee, which encompasses approximately 17 square miles in eastern San Diego County, about 18 miles east of downtown San Diego. The Project is comprised of 25 sites that are part of the 6th Cycle Housing Element Sites Inventory, in addition to two sites located on Graves Avenue, collectively referred to as the Rezone Sites (refer to Table 1 and Figure 1, appended to this notice).

**Project Case Files:** General Plan Amendment GPA2021-2, Town Center Specific Plan Amendment TCSPA2021-2, Rezone R2021-2, Zoning Amendment ZA2021-2, Environmental Impact Report AEIS2021-3

**Project Proponent:** City of Santee

**Project Background:** The City Council adopted the 6th Cycle Housing Element on July 14, 2021 and approved revisions on May 11, 2022. The Housing Element covers the planning period from April 15, 2021 to April 15, 2029 and is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA) from the San Diego Association of Governments (SANDAG). The City is required by State law to update its Housing Element every eight years. The Housing Element is a mandatory element of the City's General Plan and must be certified by the California Department of Housing and Community Development (HCD) that it meets strict statutory requirements. The Housing Element consists of five sections and five supporting appendices that cover the following main topics:

- A detailed analysis of the City's demographic, economic and housing characteristics;
- Identification of governmental and nongovernmental constraints to housing production;
- A summary of resources available for the development, rehabilitation, and preservation of housing;
- Development of objectives, policies, and programs that address housing needs and constraints;
- A review of the City's progress in implementing current housing policies and programs;
- Identification of candidate sites within the City (Sites Inventory) that would be able to accommodate new housing to meet the City's RHNA; and
- An analysis of barriers that restrict access to opportunity and the identification of measures to counter these barriers (Affirmatively Further Fair Housing).

An essential component of the Housing Element is the Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required housing capacity set forth by the City's RHNA, which for the 2021-2029 6th Cycle planning period is 1,219 housing units. The Sites Inventory identifies 34 sites throughout the City with the capacity to accommodate a minimum of 1,219 housing units, consisting of 406 very low-income, 200 low-income, 188 moderate-income, and 425 above moderate-income units. Because the existing land uses throughout the City do not currently have the prescribed residential densities to meet the City's RHNA, of the 34 sites in the Sites Inventory, 25 sites have been identified as candidate housing sites for rezoning (refer to Table 1 and Figure 1). Program 9 of the Housing Element commits the City to rezone these sites to achieve adequate housing capacity.

**Project Description:** The City of Santee Housing Element Rezone Program Implementation includes key component parts as follows: (1) implementation of Program 9 of the 6th Cycle Housing Element which commits the City to evaluate and implement rezones as appropriate to achieve adequate housing capacity; (2) implementation of Program 10 of the 6th Cycle Housing Element to allow by-right approval of housing development where the project proponent voluntarily includes 20 percent of the units as affordable to lower income households; and (3) rezoning of two residentially zoned properties located on Graves Avenue to a commercial zone for exclusion from the Housing Element Sites Inventory. The sites proposed for rezoning, including 25 sites from the Housing Element and two (2) sites located on Graves Avenue, for a total of 27 sites that are collectively referred to as the Rezone Sites.

The Project includes the following discretionary actions that implement Program 9 and 10 of the 6th Cycle Housing Element: (1) a General Plan Map and Text amendment to redesignate land uses and adjust residential densities on 19 identified sites throughout the City; (2) a Town Center Specific Plan Amendment to redesignate land uses and adjust allowable residential densities on eight (8) identified sites within the Town Center; (3) rezoning of sites to match new General Plan land use designations and densities; and (4) a zoning ordinance amendment in support of by-right housing sites with identified objective design standards, a revised mixed-use zoning overlay, a modified R-30 (Urban Residential) Zone, and a modified General Commercial Zone that would conditionally allow recreational vehicle storage. Included within the Rezone Sites are two (2) vacant properties along Graves Avenue that are currently in the R-14 (Medium High Density Residential) Zone (APNs 387-061-11 & -12) and which are proposed for rezoning to the General Commercial (CG) Zone to remove them from consideration as potential housing sites. The Project includes proposed revisions to the Zoning Ordinance with new mixed-use zoning overlay provisions and a higher density residential range for the R-30 Zone of 30 to 36 dwelling units per acre. The Project also implements Housing Element Program 10 by creating a By-Right Housing Ordinance in a new chapter of the Zoning Ordinance with identified objective design standards to allow for streamlined ministerial approval of eligible housing projects on sites identified as by-right housing sites in the Housing Element Sites Inventory.

**Environmental Analysis:** Based on the analysis and conclusions of the DPEIR, the City of Santee finds that the proposed Project would result in significant Project-specific

impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use, noise, and transportation, and public utilities. Where feasible, Project-specific impacts would be reduced to less than significant with the implementation of identified mitigation measures. However, Project-specific impacts associated with the following topics of study may remain significant and unavoidable: airport land use compatibility related to density limitations, air quality related to the Regional Air Quality Strategy (RAQS), greenhouse gas emissions, noise, and transportation.

**Public Review and Comment Period:** The 45-day public review period of the DPEIR begins June 17, 2022 and ends August 1, 2022. Following the end of the public review period, the City Council will consider and may certify the Program Environmental Impact Report and take other actions at a noticed public hearing on a date and time to be determined. Written and electronic comments addressing the DPEIR must be received no later than Monday, August 1, 2022 at 5 p.m. via e-mail or mail at the following address:

Michael Coyne, Associate Planner  
Subject: Housing Element Rezones DPEIR  
Department of Development Services City Hall, Building 4  
10601 Magnolia Avenue  
Santee, California 92071  
Telephone: (619) 258-4100, extension 160  
Email: [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov)

**Document Availability:** The DPEIR for the Project can be reviewed during regular business hours at the following locations:

City of Santee Department of Development Services (Building 4)  
City of Santee Clerk's Office (Building 3)  
10601 Magnolia Avenue, Santee, CA 92071

Santee County Library  
9225 Carlton Hills Boulevard, Santee, CA 92071

Electronic copies of the DPEIR can also be downloaded from the City's website at:

<https://www.cityofsanteeca.gov/services/project-environmental-review>.

To make an appointment or for additional information, please contact Michael Coyne, Associate Planner, at (619) 258-4100, extension 1601, or [mcoyne@cityofsanteeca.gov](mailto:mcoyne@cityofsanteeca.gov).

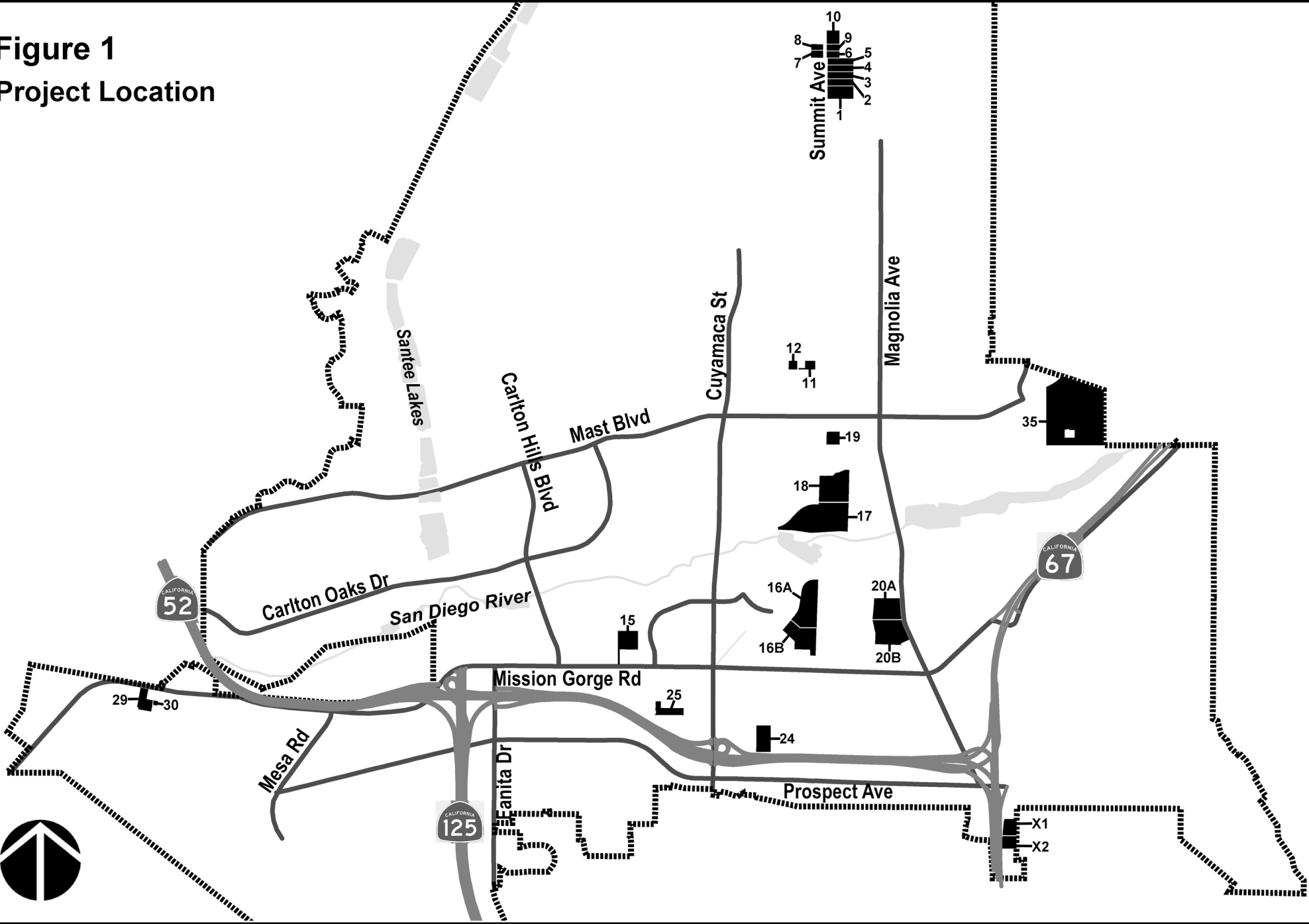
**Table 1 and Figure 1**, appended to this notice on the following pages, identify the Rezone Sites included in the environmental analysis of the Project. The Rezone Sites include 25 sites, six (6) of which are designated as eligible for future by-right development, in addition to two (2) sites proposed for rezoning along Graves Avenue for exclusion from the Housing Element Sites Inventory.

**Table 1  
Proposed Rezones and Eligibility for By-Right Development**

Map ID #	Assessor Parcel Number/Address	Current Zoning	Proposed Zoning	Lot Size (acres)	Eligible for By-Right Development
1	37819001/10939 Summit Ave.	R-1A	R-7	4.65	No
2	37818010/11009 Summit Ave.	R-1A	R-7	2.32	No
3	37818009/11025 Summit Ave.	R-1A	R-7	2.32	No
4	37818008/11041 Summit Ave.	R-1A	R-7	2.32	No
5	37818007/11059 Summit Ave.	R-1A	R-7	2.32	No
6	37818029/10215 Summit Crest Dr.	R-1A	R-7	1.16	No
7	37821021/11010 Summit Ave.	R-1A	R-7	1.15	No
8	37821020/11020 Summit Ave.	R-1A	R-7	1.02	No
9	37818028/11115 Summit Ave.	R-1A	R-7	1.16	No
10	37818020/11129 Summit Ave.	R-1A	R-7	2.32	No
11	38103107/9945 Conejo Rd.	R-2	R-7	1.19	No
12	38169028/9960 Conejo Rd.	R-2	R-7	0.86	No
15	38104036/Walmart	TC-C	TC-R-22	5.26	Yes
16A	38105082/Civic Center Site I	TC-C	TC-R-30	11.11	Yes
16B	38105082/Civic Center Site II	TC-C	TC-R-14	8.61	No
17	38105118/Cottonwood Ave.	TC-R-30	TC-R-14	22.15	Yes
18	38105117/Cottonwood Ave.	TC-R-30	TC-R-14	11.71	Yes
19	38103208/Park Center Dr.	TC-R-22	TC-R-14	2.35	No
20A	38105081/9200 Magnolia Ave.	TC-O/I	TC-R-22	7.75	No
20B	38105081/9200 Magnolia Ave.	TC-O/I	TC-R-30	10.00	Yes
24	38416204/9953 Buena Vista Ave.	R-2	R-22	4.80	Yes
25	38402007/8801 Olive Ln.	IL	R-14	2.93	No
29	38630031/7737 Mission Gorge Rd.	GC	R-22	3.25	No
30	38630009/8714 Starpine Dr.	R-7/GC	R-22	1.30	No
35	37903031/Mast Blvd.	POS/IL	P/OS & R-7	47.45	No
X1	38706111/Graves Ave.	R-14	GC	3.69	No
X2	38706112/Graves Ave.	R-14	GC	2.26	No
Rezone Totals				167.41	

SOURCE: 6<sup>th</sup> Cycle Housing Element Table C-1: Sites Inventory.

**Figure 1**  
**Project Location**



- ..... City Limits
- Rezone Sites

**Rezone Sites Map**  
**6th Cycle Housing Element**  
**Rezone Program Implementation**

